

Fort Point: Housing project planned near KOA

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ily homes are proposed with up to 150 apartments.

As in the earlier approval, only the western half of the land would be built out; the rest would remain as wetlands and for possible use by hikers, bicyclists, and equestrians.

The concept was approved as a planned-unit development in 2017 and again last week.

For the builder, it means

the project vision has a green light and just the details – street lights, sidewalks, lot boundaries -- need to return for approval. From the city's point of view, the zone designation provides cohesion in design and construction and allows it to plan for infrastructure needs, such as the impact on the sewer treatment plant.

There are 38 conditions city planners placed on the project before construction can

begin.

Tolley, speaking to commissioners from his home in San Antonio, Texas, said his company has completed numerous marketing studies on multi-family housing and there's considerable demand in the area.

"We believe this project, which will be highly amenitized, will be well-received in the marketplace," Tolley said.

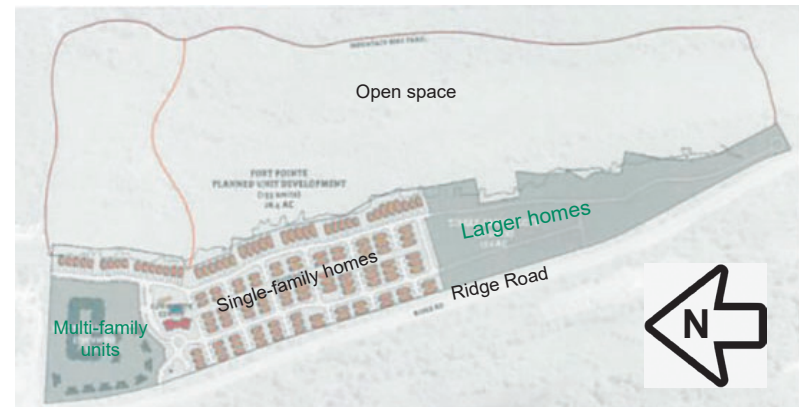
He compared it to planned communities in Seabrook, Wash., and Seaside, Fla., with neighborhood parks, a club house, pool, and gym.

All seven members of the Planning Commission approved the concept plan Jan. 14.

"This is the third time I've come before the Planning Commission," said Dale Barrett, a surveyor from Seaside working with Fort Pointe Partners LLC. "Initially there were 18 conditions of approval and now we're up to 38. The hill keeps getting bigger, but we're still climbing. Hopefully we can get this project under construction."

With the approval, the company can seek federal funding for the multi-family housing portion of the project as did the proposed Chelsea Gar-

Developer Mark Tolley speaks with the Planning Commission via Zoom.





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dens development off Alternate Highway 101/Spur 104 last year.

Water, sewer and utility systems would go in first.

Some of the larger single-family homes would come next, quickly followed by the multi-family units.

A lot of money has gone into studies required by the city for wetlands, traffic, water usage, drainage and more, Barrett said.

According to city codes, the

agreement is good for two years with a possible one-year extension.

"To build that many units – 300 units in three years – I don't think I've experienced anything like that in my time on the North Oregon Coast," Barrett said.

Tolley said he expects his company to submit plans for housing plats and final grading in September and to begin construction shortly after that.

Watch out for dangerous dog

Clatsop County Animal Control warned the public that an aggressive and potentially dangerous male chow dog had escaped custody at the shelter.

Attempts to find the dog were unsuccessful. It is all black and 50 pounds and was last seen at 9 a.m. Tuesday near Willow Drive and Highway 101 Business.

The animal has and will bite humans. If you see the animal, call 503-325-2061.